



8B Navigation Lane

Caistor, LN7 6NH



Book a Viewing!

£250,000

A spacious Three Bedroom Detached Bungalow occupying a good sized plot in the centre of Caistor. The property offers well proportioned single storey accommodation, including a living room, kitchen/diner, three bedrooms, en-suite, family bathroom and useful porch.

A particular feature is the amount of outside space, with generous front and rear gardens, ample off-road parking and a garage. The property provides a good opportunity for those seeking single storey living with useful outside space in a convenient town location.





LOCATION

Caistor is a historic, picturesque Market Town located on the Viking Way just on the northern border of the Lincolnshire Wolds, enjoying a wonderful variety of traditional and independent retail outlets, amenities, doctors, excellent schooling (Caistor Grammar School, Caistor Yarborough Academy and Caistor Church of England Methodist Primary School), sports fields, gym, swimming pool and various sports/social clubs. The town is situated just off the A46, which provides ease of access to larger road networks onto Grimsby, Lincoln, Scunthorpe, Barnetby Train Station and Humberside Airport.

ACCOMMODATION

HALL

With composite external door to the front elevation, radiator and doors off to the principal rooms.

LIVING ROOM

18' 3" x 12' (5.56m x 3.66m) With radiators and uPVC double glazed windows to the front and side elevations.

PORCH

2' 11" x 5' 11" (0.89m x 1.8m) With uPVC double glazed windows to the rear elevation and uPVC double glazed door to the rear garden.



KITCHEN/DINER

12' 10" x 10' 11" (3.91m x 3.33m) With tiled flooring and carpeted area, radiator, uPVC double glazed windows to the rear and side elevations and uPVC double glazed door to the rear, fitted with a range of wall and base units with worktops over, integrated stainless steel sink with drainer, boiler, tiled splashbacks, space for a freestanding cooker with extractor fan over and space for a freestanding fridge/freezer.

BEDROOM 1

14' 5" x 12' 4" (4.39m x 3.76m) With radiator, uPVC double glazed windows to the front elevation, built-in wardrobes and door leading to the en-suite WC.

EN-SUITE WC

3' 6" x 4' 7" (1.07m x 1.4m) With low level WC, wash hand basin with tiled splashback and uPVC double glazed frosted window to the side elevation.

BEDROOM 2

12' 11" x 9' 9" (3.94m x 2.97m) With radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3

9' 7" x 8' 8" (2.92m x 2.64m) With radiator and uPVC double glazed window to the rear elevation.

BATHROOM

7' 10" x 9' 9" (2.39m x 2.97m) With radiator, low level WC, wash hand basin with tiled splashback, integrated bath with dual taps and overhead shower, tiled walls, uPVC double glazed frosted window to the side elevation and two storage cupboards.

GARAGE

17' 5" x 9' 6" (5.31m x 2.9m) With electric up-and-over door, external door to the side elevation, window to the side elevation and power and lighting supply.

OUTSIDE FRONT

The property is approached via a spacious concrete driveway providing off-road parking for multiple vehicles. There is also a well maintained lawn with surrounding hedging, mature trees and shrubs, side access leads to the rear garden and garage.

OUTSIDE REAR

The rear garden provides a good sized, well maintained lawn enclosed by surrounding hedging, with mature trees and shrubs providing a pleasant degree of privacy, two garden sheds, a paved patio area and access through to the front of the property via the side. The garage is also accessible from the garden.





KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – C (West Lindsey District Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

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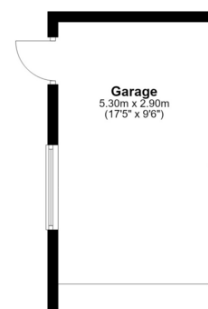
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Ground Floor
Approx. 94.1 sq. metres (1013.4 sq. feet)



Garage
Approx. 15.4 sq. metres (165.4 sq. feet)



Total area: approx. 109.5 sq. metres (1178.8 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
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